

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wake County Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$7,694,544**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	18		
Program Progress:							
% of Funds Committed	98.68 %	93.18 %	3	92.82 %	87	89	
% of Funds Disbursed	71.65 %	83.85 %	16	82.38 %	13	10	
Leveraging Ratio for Rental Activities	11.28	5.89	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	80.10 %	87.69 %	14	80.69 %	21	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	83.45 %	67.38 %	2	67.01 %	73	77	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.21 %	75.79 %	4	79.23 %	83	88	
% of 0-30% AMI Renters to All Renters***	55.95 %	36.12 %	6	44.47 %	65	72	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.43 %	1	93.93 %	100	100	
Overall Ranking:			In State:	3 / 18	Nationally:	79	82
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$6,211	\$9,681		\$24,984	613 Units	85.40	%
Homebuyer Unit	\$16,951	\$11,188		\$14,192	105 Units	14.60	%
Homeowner-Rehab Unit	\$0	\$24,015		\$20,036	0 Units	0.00	%
TBRA Unit	\$0	\$1,698		\$3,164	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wake County Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$62,917	\$113,644	\$0
State:*	\$66,590	\$80,009	\$24,890
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.87

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	44.4	22.9	0.0	0.0
Black/African American:	51.5	67.6	0.0	0.0
Asian:	0.0	1.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	5.7	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.3	2.9	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	35.7	30.5	0.0	0.0
2 Persons:	27.6	29.5	0.0	0.0
3 Persons:	18.8	20.0	0.0	0.0
4 Persons:	12.6	16.2	0.0	0.0
5 Persons:	4.4	1.0	0.0	0.0
6 Persons:	0.5	1.9	0.0	0.0
7 Persons:	0.2	0.0	0.0	0.0
8 or more Persons:	0.3	1.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	14.5	31.4	0.0	0.0
Elderly:	41.1	0.0	0.0	0.0
Related/Single Parent:	31.3	34.3	0.0	0.0
Related/Two Parent:	12.4	21.0	0.0	0.0
Other:	0.7	13.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.5	6.7 [#]
HOME TBRA:	0.0	
Other:	14.5	
No Assistance:	70.0	

of Section 504 Compliant Units / Completed Units Since 2001 34

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wake County Consortium

State: NC

Group Rank: 79
(Percentile)

State Rank: 3 / 18 PJs

Overall Rank: 82
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	80.1	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	83.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.12	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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